

KANAB CITY COUNCIL MEETING

FEBRUARY 10, 2015

KANE COUNTY DISTRICT COURT ROOM

PRESENT: Mayor Robert D. Houston, Council Members Kirt Carpenter, Cheryl Brown, Kent Burggraaf, Brent Chamberlain and Joe B. Wright, City Manager Joe Decker, Attorney Jeff Stott and City Treasurer RaeLene Johnson.

Prayer was offered by Pastor Doug Hounshell and Pledge of Allegiance was led by Joe Decker.

Mayor Houston called the meeting to order at 6:30 p.m. and roll call was taken.

APPROVAL OF AGENDA: A motion was made by Council Member Wright and 2nd by Council Member Chamberlain to approve the agenda of the February 10th meeting. Motion passed unanimously.

APPROVAL OF MINUTES: A motion was made by Council Member Carpenter and 2nd by Council Member Wright to approve the minutes of the January 27th meeting with correction. Motion passed unanimously.

APPROVAL OF ACCOUNTS PAYABLE VOUCHERS: A motion was made by Council Member Chamberlain and 2nd by Council Member Wright to approve the accounts payable vouchers for February 10th in the amount of \$74,728.16. Motion passed unanimously.

PUBLIC COMMENT PERIOD: JoAnne Rando- Moon addressed the Council concerning the parking at the proposed Hampton Inn. She is concerned with using the parking at the Thrift Store and across a hazardous highway that does not have crosswalks to be approved for the needed parking for the Hampton Inn. She feels this is a safety hazard. Jim Page wanted to complain about Gary McBride, Kanab City Land Use Coordinator, for breach of protocol. He felt that Mr. McBride was out of line in his comments at Planning Commission stating his approval of the Hampton Inn. Marlene Barnes felt that the Hampton Inn project is getting more complicated. She doesn't want the City to end up holding the bag again as was the case with other projects. The City seems to keep bending over backwards for certain customers. She feels it just isn't worth it. Susan Hand was concerned about proper public hearings. The Council informed her that there had been numerous public hearings. Herb Alexander said people don't come to City Council or public hearings because they are frustrated. Their perception is it just doesn't do them any good. Rich Csenge felt that the revision to the General Plan needs to be rejected. He is against changing the parking ordinance. He feels that the contractor is only concerned with his personal benefit not the benefit of the City. Steve Hogseth said he had sent letters to all the council members and the mayor. He was also upset with the protocol at the Planning Commission meeting by Gary McBride. He doesn't feel that the Council is getting information from the people. He would like this decision postponed to let the citizens know and

have a say about the project. Claudia Presto said she is against all tall buildings blocking peoples view line. That is why she moved to Kanab because of the view line. Jeanne Hogseth said she is against the Hampton Inn. She said there is a Hampton Inn in Springdale, and it is beautiful. It is a two story building, and the hills can be seen behind it. The Hampton Inn is trying to build on too small of a piece of property. It doesn't fit the surroundings. It will block the beauty that surrounds Kanab. Allen Gilberg said that we don't have to give in to demands by a developer. If they want to b build by Kanab's standards, they will. Janet Dixon stated she has lived here her whole life, and she doesn't like the location of the Hampton Inn. Jennifer Andrews said she had a solution to the problem. Knock down some of the eye sore locations and build it there. Judah Batista felt that the developer needs to make his project fit the location. The City shouldn't lose their birthright.

APPOINTMENT TO ARTS COUNCIL: A motion was made by Council Member Brown and 2nd by Council Member Burggraaf to appoint Jennifer Andrews to serve on the Arts Council with a term ending 12/31/2018. Motion passed unanimously.

APPOINTMENT TO ARTS COUNCIL: A motion was made by Council Member Brown and 2nd by Council Member Burggraaf to appoint Laurali Noteman to serve on the Arts Council with a term ending 12/31/2017. Motion passed unanimously.

APPOINTMENT TO PARKS AND RECREATION BOARD: A motion was made by Council Member Chamberlain and 2nd by Council Member Wright to appoint Amy Sorenson to serve on the Parks and Recreation Board with a term ending 12/31/2016. Motion passed unanimously.

PUBLIC HEARING/CONSIDER CHANGING PARKING STALL SIZE FOR OFF STREET PARKING (CHAPTER 6 AND ANY RELATED CHAPTERS OF THE KANAB CITY LAND USE ORDINANCE): A motion was made by Council Member Wright and 2nd by Council Member Chamberlain to go in and out of public hearing at the discretion of the Mayor. Motion passed unanimously. Mr. Herb Alexander feels that if the City is going to make concessions for the Hampton Inn, they should help the Ace Hardware location. It doesn't have the needed parking stalls, so it is having a hard time selling the property. Mr. Charlie Saba stated he is against the parking ordinance change. He feels it should be a conditional use permit requirement. Janet Dixon asked if anyone has actually tried to park a large vehicle in one of the smaller parking stalls. Mr. Hogseth asked the Council to postpone the vote, so they can learn more about it. Jim Page was against using surrounding parking stalls of different businesses. He said it will not work. Mr. Jeff Frey asked if parking requirements was considered at the time of the height change. Council Member Burggraaf said that the appropriate time to consider parking is with the site plan review. Mr. Rich Csenge said there isn't any common sense to do something just because everyone else is doing it. Barbara Williamson stated she feels what is special about Kanab needs to stay special. Tom Avant stated that Kanab is a rural community which uses

larger vehicles. He is hesitant for the change for the entire City. He said if the Police Chief is okay with it, then it doesn't seem to be a public safety issue.

Mayor closed Public Hearing.

CONSIDER ADOPTING ORDINANCE 2-1-15 O/ AN ORDINANCE AMENDING KANAB CITY LAND USE ORDINANCE CONCERNING DIMENSIONS OF OFF-STREET PARKING SPACES.

Council Member Chamberlain explained that he had measured parking around town. He is concerned with using parking to deal with a single issue. He said the Holiday Inn Express is already using smaller stalls. Most other businesses around town are using smaller stalls. Council Member Wright said he had researched by calling three different engineers. He was told it is not so much how long the strip is, but the width of the fire lane between the spaces. He would like this ordinance to go back to the Planning Commission. Council Member Carpenter stated that the City will never be able to make a decision that will make everyone happy. He has reviewed the staff report and supports the parking stall change. He supports the Planning Commission and feels they are on the right track. Council Member Brown stated that Kanab is an area where larger vehicles are the normal. She didn't feel comfortable with changing parking for all of Kanab. Council Member Burggraaf expressed the need for residents input on a regular basis and not just on certain projects. He had received numerous complaints because of the City's parking ordinance. The Planning Commission has put in a lot of thought into the ordinance changes. Mayor expressed that the parking at the thrift store has never been adequate, and the Hampton Inn helped fixed a problem that needed to be fixed. It's hard to get ordinances exactly right. He said that tourists are usually the ones who will be using the motels, and they usually drive a mid-size car. A motion to follow the Planning Commission's recommendations and adopt Ordinance 2-1-15 O amending the Land Use Ordinance concerning dimensions of off-street parking spaces was made by Council Member Burggraaf and 2nd by Council Member Carpenter. Motion passed by roll call vote as follows: Council Members Carpenter, Burggraaf and Chamberlain voting yea and Council Members Brown and Wright voting nay. Council Member Wright wanted it to go back to the Planning Commission.

PUBLIC HEARING TO RECEIVE INPUT FROM THE PUBLIC WITH RESPECT TO THE ISSUANCE OF THE SALES TAX REVENUE BONDS AND ANY POTENTIAL ECONOMIC IMPACT TO THE PRIVATE SECTOR FROM THE CONSTRUCTION OF FLOOD PREVENTION AND STORM WATER IMPROVEMENTS:

Mayor Houston called for the Public Hearing. Allen Gilberg recommended to the Council that from now on a developer be bonded until the project is completed. He feels that the residents are paying for a developer's mistakes. It was mentioned that the developer gave the City a large piece of land to build the detention basin. Joan Thacher feels there needs an accounting of what has happened, so it won't happen again. Mayor called for end of Public Hearing.

APPROVAL OF INTERLOCAL AGREEMENT WITH KANE COUNTY FOR CITY

BUILDING INSPECTIONS: A motion was made by Council Member Wright and 2nd by Council Member Chamberlain to approve the interlocal agreement with Kane County for Kanab City Building Inspections beginning January 1, 2015 and shall continue for a period of one year. At the conclusion of the first year it will extend automatically for additional one year periods unless either party provides written notice of termination. Motion passed unanimously. Council Member Burggraaf explained that just because he works for the County he does not financially benefit from this agreement.

APPROVAL OF ORDINANCE 2-2-15 O/AN ORDINANCE AMENDING KANAB CITY

GENERAL ORDINANCE SECTION 9 BUSINESS LICENSES: A motion was made by Council Member Wright and 2nd by Council Member Chamberlain to adopt Ordinance 2-2-15 O amending the business license ordinance effective March 1, 2015. Motion passed unanimously by roll call vote. Council Member Wright expressed appreciation to Attorney Jeff Stott for helping with the ordinance and getting it back to the Council so quickly.

A motion to go into closed session to discuss personnel, imminent litigation or purchase, exchange or lease of real property was made by Council Member Wright and 2nd by Council Member Brown. Motion passed unanimously.

A motion to adjourn was made by Council Member Wright and 2nd by Council Member Brown. Motion passed unanimously.

MAYOR ROBERT D. HOUSTON

RECORDER JOE DECKER